

RESOLUTION NO. 2007-10

(McQuire Subdivision)

A RESOLUTION, granting preliminary approval of “McQuire Subdivision”.

WHEREAS, the Wenatchee Planning Commission held an open record hearing on January 17, 2007 at the hour of 7:30 p.m. for the purpose of taking public testimony regarding an application for a major subdivision described on Exhibit “A” attached hereto and incorporated herein as though fully set forth; and

WHEREAS, at the conclusion of the open record hearing on January 17, 2007, the Wenatchee Planning Commission made the following findings of fact:

1. The subject property is located in the Residential Low Density R-1 zoning district within the City of Wenatchee.
2. A complete application was submitted in accordance with Wenatchee Zoning and Subdivision Ordinances, at least thirty (30) days prior to the Planning Commission hearing.
3. Notice of application and public hearing was mailed to adjacent property owners and published in the Wenatchee World.
4. The application represents a residential subdivision resulting in 5.09 units per net acre of land.
5. Consideration has been given to provisions for drainage, roads, alleys and other public ways, water supplies, sanitary wastes, parks, playgrounds, fire protection facilities, school sites and grounds, and other public and private facilities and improvements needed to serve the development.

6. A SEPA Checklist has been submitted with the application materials.
7. The Resource Lands and Critical Areas Maps were consulted as a portion of the review.
8. The Wenatchee Planning Commission is empowered by Ordinance #3070 and #3080 to hear Subdivision applications and forward its recommendations to the Wenatchee City Council.

WHEREAS, at the hearing on January 17, 2007, the Wenatchee Planning Commission made the following conclusions:

1. The subject application demonstrates consistency with the development standards and procedural requirements of Wenatchee Zoning and Subdivision Ordinances.
2. Adequate notice of application and public hearing was provided in accordance with ordinance standards.
3. The application demonstrates consistency with the Wenatchee Urban Area Comprehensive Plan density standards of the R1 zone with less than 6.22 units per net acre.
4. The application, as conditioned, demonstrates consistency with adopted levels of service for roads, utilities, fire protection facilities, schools and other public and private facilities needed to serve the development, with assurance of concurrency.
5. With respect to the State Environmental Policy Act, of 1971, as amended, a detailed evaluation of the environmental implication of this project has been done. The evaluation resulted in a declaration of environmental non-significance being entered for the project on January 3, 2007. The findings and conclusions resulting from this declaration process are provided to the Planning Commission and herein included by reference.
6. A critical areas report is not required to be prepared for this project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE as follows:

SECTION I

The City Council of the City of Wenatchee does hereby adopt the findings and conclusions entered by the Wenatchee Planning Commission on January 17, 2007.

SECTION II

Based upon the findings and conclusions of the Wenatchee Planning Commission and the closed record hearing held on January 17, 2007, the City Council of the City of Wenatchee does hereby approve the preliminary subdivision of the property described on Exhibit "A" known as the "McQuire Subdivision", subject to the following conditions:

1. That the final plat map and dedication sheet follow the format and contain all the information as required by the Wenatchee Subdivision Ordinance #3080, Section 408.710 and 407.720.
2. That fire hydrants be provided in locations and to the specifications of the Wenatchee Fire Marshall. Fire flow shall meet 1500 GPM.
3. That the cul-de-sacs proposed within the plat meet the 96' fire apparatus turn-a-round requirements of the IFC, Appendix D.
4. That prior to final plat approval the applicant provide the Subdivision Administrator with documentation that the irrigation shares have been adequately segregated.
5. That the face of the plat shall note Lots 11, 16 and 21 shall access from the new interior road system.
6. That adequate right-of-way and easements be provided for Maple Street, Benoy Avenue and the two interior cul-de-sacs to meet minimum right of way requirements for public streets.

7. That half street improvements be provided to match street, curb, gutter and sidewalk without planter strip on Maple Street. Half street improvements along frontage of Benoy Avenue shall meet the Residential Parking 2 standard. Interior streets shall meet the standards for city streets including planter strips.
8. Sidewalk shall be constructed by the developer as a part of the public improvements on the Maple Street frontage to meet ADA compliant access goals. Sidewalk shall also be constructed by the developer as a part of the public improvements along the interior road between Maple Street and Lot 4. The remainder of the sidewalk may be constructed at the time of building construction.
9. Luminaires shall be provided at intersections of streets and all signing and striping shall be designed in accordance with the MUTCD.
10. That a storm water system be constructed to meet the specifications of the City Engineer. A storm drainage report will be required to be submitted with the design plans. (See Public Works Department, Subdivision Referral for further detail.)
11. That the sanitary sewer shall be designed and constructed in accordance with city standards and individual sewer service provided to each lot.
12. That prior to the issuance of any building permits, the developer shall provide the Subdivision Administrator with documentation from the Chelan County PUD that the water system construction plan has been approved. Prior to issuance of the final approval for the plat, the developer shall provide documentation that the PUD Water Distribution Engineer has accepted the system as complete, or adequately bonded for.
13. Site grading shall be included in the design plans.
14. Prior to construction of any of the public improvements, design plans provided by a licensed professional shall be submitted to the City Engineer for approval. All plan review and inspection fees shall be paid prior to final plat approval.
15. That public and private utility easements be provided in locations and configurations as required by the various utility purveyors.
16. That except for crossings all irrigation lines be relocated outside of existing and proposed rights-of-way.
17. That marketable title be provided to the city of Wenatchee for the dedicated public streets within the subdivision.

18. That prior to final plat approval, a title report from a title insurance company authorized to do business in the state of Washington be submitted to the subdivision administrator confirming that title to the land in the subdivision is vested in the names of the owners whose signatures appear on the face of the plat.

PASSED BY THE CITY COUNCIL OF THE CITY OF
WENATCHEE, at a regular hearing thereof, this 25 day of Jan.,
2007.

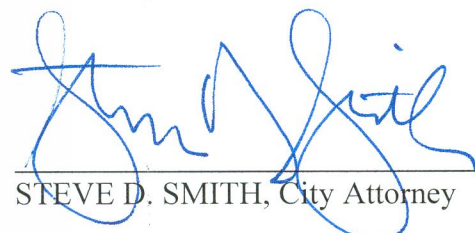
CITY OF WENATCHEE, a Municipal
Corporation

By: 
DENNIS JOHNSON, Mayor

ATTEST:

By: 
VICKI REISTER, City Clerk

APPROVED:

By: 
STEVE D. SMITH, City Attorney